

# Mira Mesa Community Planning Group

10606-8 Camino Ruiz #230  
San Diego, CA 92126



## **Annual Report of the Mira Mesa Community Planning Group**

April, 2018 - March, 2019

### Section I. Introduction.

This is the annual report for the Mira Mesa Community Planning Group (MMCPG). For the period covered, the MMCPG officers were Jeffrey Stevens, Chair; Ted Brengel, Vice-Chair and Albert Lee, Secretary.

### Section II. Administrative Matters.

The MMCPG has 19 members: 11 residential, 5 business and 3 property owner members. Two of the property owner seats are appointed by MMCPG to represent companies owning developable land within the community boundaries.

Ten regular meetings were held during the months of January through June and August through November. Meetings were held on the third Monday of each month at 7 PM at the Mira Mesa Library, except that the January and February meetings were held on the Thursday following the first Monday since those Mondays are holidays.

There were no revisions to the bylaws, procedures or policies.

### Section III. Members Summary

The biennial election was held in March 2019. 9 of the 19 current members were reelected. Two residential members left the planning group. One new residential member was elected. One business member, a realtor and owner of rental property in Mira Mesa, changed to a property owner member. One property owner member changed to a residential member. After the election, we have one business member vacancy.

### Section IV. Community Plan Preparation, Plan Amendments, and Implementation

Our Community Plan update began in July 2018. City Planning Department Staff prepared a Community Atlas, which we reviewed and corrected in August 2018. In September and October 2018, we reviewed draft conservation goals for the updated community plan, as well as sustainability and climate action goals. In October 2018, there was a kick-off meeting at the Mira Mesa Recreation Center to present the Plan update to the community and solicit feedback. In November 2018, we reviewed draft

goals and policies for public facilities, services, & safety. The final Community Atlas was completed in November 2018. An online form for soliciting input was available from October 2018 through December 2018. In January 2019, we reviewed the results of that survey which were summarized by City staff in a Community Engagement Report. In February 2019, we reviewed the draft park and recreation goals and policies. We requested more detailed information on park acreages, which was provided by the City in early April 2019.

We are reviewing plans for two large projects in Carroll Canyon, both of which will require community plan amendments. The two projects are Stone Creek, by Vulcan Materials, and 3Roots, by Mesa Canyon Community Partners. The owners and future developers of the 3Roots property are Lennar and Shea Homes. The Planning Group gave conditional approval to the 3Roots project in November 2018 (see below).

#### Section V. Overall Summary of Project Review & Community Development.

##### April 2018:

1. Approved installation of a 4 way stop sign and crosswalk at the intersection of Flanders and Dancy after report of a subcommittee reviewing the proposal. Vote was 9-4-2.
2. Approved Mira Mesa Market Place Signage Neighborhood Use Permit. Vote was 14-1.
3. Approved Teak Warehouse Signage Neighborhood Use Permit. Vote was 14-0 (one recusal).
4. Presentation on Lime Bikes by Khoa Nguyen.

##### May 2018:

1. Presentation on the 3Roots Master Plan by Allegra Parisi.
2. Approved Motion that Mesa Canyon Community Partners develop the General Development Plan for the 3Roots Community Park. Vote was 17-0-1.
3. Presentation by Bernard Turgeon on the Mira Mesa Community Plan update.

##### June 2018:

1. Presentation by Bernard Turgeon on the Mira Mesa Community Plan update.
2. Approved Marijuana Processing Facility #585354 at 5550 Oberlin Drive, Suite A. Vote was 9-5-1.

##### August 2018:

1. Presentation by Alex Frost on the Mira Mesa Community Plan update.
2. Approved Mesa Rim Climbing Center/Project #607546. Vote was 13-0-0.
3. Approved 4930 Directors Place Substantial Conformance Review. Vote was 13-0-0.
4. Approved Marijuana Processing Facility #585533 at 7542 Trade Street. Vote was 13-0-0.
5. Approved Marijuana Processing Facility #585617 at 9212 Mira Este Ct. Vote was 12-1-0.

6. Approved Marijuana Processing Facility #585651 at 7755 Arjons Drive. Vote was 12-0-0.
7. Approved Marijuana Processing Facility #585486 at 7740 Formula Place. Vote was 12-0-0.
8. Approved Marijuana Processing Facility #585583 at 7830 Trade Street. Vote was 12-0-0.
9. Approved Marijuana Processing Facility #585509 at 5752 Oberlin Drive Suite #111. Vote was 12-0-0.
10. Approved Marijuana Processing Facility #585637 at 7540 Trade Street. Vote was 13-0-0.
11. Approved Marijuana Processing Facility #585402 at 9938 Mesa Rim Road. Vote was 12-0-0.
12. Presentation on Marijuana Processing Facility #585902 at 7720 Kenamar Court. Action deferred to September.

September 2018:

1. Presentation on the Mira Mesa Community Plan Update by Alex Frost, and announcement of CPU kick off meeting at the Mira Mesa Recreation Center on October 11, 4-7 PM.
2. Presentation by City Councilman Chris Cate requesting input to the Neighborhoods First Coalition.
3. Presentation by Cory Binns, District Director for Caltrans District 11, on the Department of Transportation.
4. Approved Marijuana Processing Facility #585902 at 7720 Kenamar Court. Vote was 15-0-0.
5. Approved Marijuana Processing Facility #585378 at 9220 Mira Este Court. Vote was 15-0-0.

October 2018:

1. Approved T-Mobile conditional use permit renewal. Vote was 16-0-0.
2. Presentation by Aaron Tanaka on the San Diego Regional Chamber of Commerce.

November 2018:

1. Presentation on the Mira Mesa Community Plan Update by Alex Frost
2. Presentation on the 3Roots Project by Allegra Parisi. Approved the following motion with a vote of 14-0-1:  
MMCPG recommends approval subject to further review of the EIR and Traffic study and with the following comments and conditions:
  - a. The new master plan is a significant improvement over the master plan approved in 1994.
  - b. The GDP for the “Seed” Community Park is a good design that has had considerable community review and been approved by the Mira Mesa Recreation Advisory Group.
  - c. The GDP for the “Seed” Community Park leaves a space for a future recreation center. The new recreation center currently planned for Mira Mesa Community Park should be moved to this location.

- d. Completion of Carroll Canyon Road from I-805 to Camino Ruiz is essential to avoid traffic impacts on the existing community.
  - e. A financing plan should be developed to ensure that Carroll Canyon Road, Seed Park and the Recreation Center at Seed Park are all developed concurrent with the residential development.
  - f. The project proposes to reallocate money currently in the FBA for acquisition and construction of Parkdale Park to the construction of Seed Park, and to only build a trailhead at the southern end of Parkdale.
    - i. FBA credits used for Seed Park should be limited to the funds currently allocated for Parkdale Park.
    - ii. A small overlook park should be developed together with the trailhead at the southern end of Parkdale.
3. Approved Marijuana Processing Facility #585463 at 9350 Trade Place. Vote was 13-1-1.

January 2019

- 1. Election subcommittee formed, chaired by Secretary Albert Lee. Attendance lists will be reviewed to identify those eligible to run for the Planning Group.
- 2. Presentation on the Mira Mesa Community Plan Update by Alex Frost
- 3. Approved flood water storage easement vacation at Mira Mesa Mall. Vote was 15-0-0.
- 4. Presentation on brush management by Assistant Fire Marshal Eddie Villavicencio
- 5. Presentation on traffic problems that have been created by the new stop sign at Flanders and Dancy. Motion to send a letter to the City asking for a study of the problems approved by a vote of 15-0-0.
- 6. Approved Marijuana Processing Facility #585470 at 9151 Rehco Road.

February 2018

- 1. Report from the Election Committee.
- 2. Presentation on the Mira Mesa Community Plan Update by Alex Frost
- 3. Presentation on the status of the Epicentre by Bari Vaz.
- 4. Approved modifications to the Cell Phone tree at Miralani Business Park. Vote was 10-0. One recusal.

March 2018

- 1. Election was held at 7 PM. See results in section III above. Regular meeting started at 7:30 PM.
- 2. Approved accessory dwelling unit at 10961 Sunny Meadow street.

Jeff Stevens

Chair, Mira Mesa Community Planning Group